

COUNTY OF CAMBRIDGE
Town and Country Planning Act, 1947

First Review
of
COUNTY DEVELOPMENT PLAN

WRITTEN STATEMENT

for
THE TOWN MAP FOR CAMBRIDGE
Added by Amendment No. (19)

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of
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1961

County Planning Department, Shire Hall, Cambridge.

The Written Statement of the County Development Plan is being revised and rearranged as part of the Review. There will be a section dealing with the County as a whole which will, amongst other matters, incorporate appropriate parts of paragraphs nos. 1 - 4 of the approved Statement and list all the basic proposals of the Development Plan. Further sections will deal with each Town Map area separately. This Written Statement is the section relating to the Town Map for the City of Cambridge. Thus, only those basic proposals referring directly to the City, i.e. (a), (b), (d) and part of (f) are printed here in their revised form.

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1. BASIC PROPOSALS

- (a) That Cambridge should remain predominantly a University Town but at the same time continuing to function as the principal social, cultural and commercial centre for the surrounding region.
- (b) To reduce the rate at which the City is growing and to stabilise the population within the Town Map area at not more than about 100,000 persons.
- (d) To provide a comprehensive road and parking system capable of satisfying traffic requirements in the City and in particular to relieve congestion in the Central Area by means of a relief road, off-street car parks and the control of street parking.
- (f) To limit industrial expansion in and near Cambridge.

2. POPULATION

The estimated population of the Town Map area at mid-1959 was 92,700, made up as to:-

Private households	-	79,730
University students	-	8,730
Foreign students at language schools	-	600
Other educational establishments	-	960
Other institutions	-	<u>2,680</u>
TOTAL :-		<u>92,700</u>

It is intended that the total population of the Town Map area shall not exceed 100,000.

Schedule I shows the area, population and gross density in terms of persons per acre for each of the residential districts in the Town Map area.

3. INDUSTRY

It is intended that new industries employing more than five persons shall not be established in the City and only a reasonable and moderate expansion of the existing industries will be approved. Schedule II contains a list of sites allocated for industry but not yet developed showing the particular purposes for which each is allocated.

4. BUSINESS

(a) Offices, Warehouses, Depots, etc.

It is intended that new office, warehouse or similar development employing an appreciable number of workers shall not be permitted in the City and only reasonable and moderate expansion of or provision for existing businesses of this character will be approved. Schedule III contains a list of the sites allocated for business use but not yet fully occupied for the purpose, together with an indication of the particular uses considered appropriate for each. Encouragement will be given to the redevelopment of the older business areas and in particular to the area at the junction of East Road with Newmarket Road for which a Comprehensive Development Area Map is currently submitted.

(b) Shops

It is intended that permission will normally be given for the establishment of shops only in areas allocated for the purpose, but applications for individual shops or small groups of shops in areas isolated from shopping centres will also be considered on their merits.

Outside the Central Area it is intended that shopping facilities shall be improved generally and in particular at each of the following major local shopping centres:-

Fitzroy Street and Burleigh Street
Mitchams Corner
Mill Road (south side between Mortimer
Road and the railway)
Cherry Hinton Road
Arbury Road at corner of Alex Wood Road

The facilities which should be provided include off-street loading space, rear access, car parks and in some cases sites for new shops fronting, wherever possible, pedestrian ways or courts.

5. HOUSING

Additional areas of land north of Arbury Road and at Cherry Hinton are allocated for residential development. With the addition of these areas ample land is available for a population of 100,000 persons and for the re-housing of persons in substandard houses. Encouragement will be given to the redevelopment for housing of the older residential areas. It is the policy of the Housing Authority to acquire and redevelop areas of predominantly substandard houses. In the process of redevelopment the opportunity will be taken wherever possible to improve the street layout.

6. GREEN BELT

It is considered that the special character of Cambridge would be prejudiced by further development outside the areas provided for in Town Maps Nos. 1 and 2. The land around the City has therefore been defined in the Development Plan as a Green Belt in order to retain and protect the existing rural character of the area so defined.

7. EDUCATION

(a) Nursery Schools

Sites have been allocated on the Town Map for the following Nursery Schools previously indicated by a symbol:-

<u>Map Ref.</u>	<u>Location</u>
479562	Cherry Hinton Road
453606	Alex Wood Road

Sites will also be required for Nursery Schools in the following districts:-

Romsey Town
Mill Road (west of railway)
Arbury Road (north) *

(b) Primary Schools

Sites will be allocated in the area north of Arbury Road* for two more Primary Schools, one of which will be for the Roman Catholic Authorities. An Infants School may be required in the Ditton Lane area. If necessary a site could be made available within the area referred to in (c) below.

As redevelopment takes place new or extended sites will be allocated for the following schools:-

St. Paul's	C. of E.	Russell Street
Park Street	C. of E.	

(c) Secondary Schools

A site has been allocated for a Secondary Modern School at:-

<u>Map Ref.</u>	<u>Location</u>
484597	Ditton Lane

(d) Further Education

(i) Technical College

Additional land fronting East Road and Bradmore Street is allocated for extensions to the site of the Technical College.

(ii) Community Centres

A site for a Community Centre will be allocated in the area north of Arbury Road.*

* These sites are not shown in the Town Map as the layout of this area has not yet been determined.

8. UNIVERSITY AND COLLEGES

The Development Plan provides for the future expansion of the University primarily in west Cambridge. Although proposed University and College uses are shown separately on the Town Map, it is intended that the sites can be used for either purpose.

University and College Playing Fields are shown in the same notation as other playing fields.

The large area shown on the Town Map for University purposes between the Huntingdon and Madingley Roads is mainly occupied by the University Farm; it is intended that the agricultural use of this area should continue.

The major development proposals for the University during the next 5-year period of the Development Plan are:-

- (a) Further buildings for the Arts Faculties, Sidgwick Avenue.
- (b) Further buildings for the Engineering Faculty, Trumpington Street.
- (c) Biochemical Laboratory, Downing Site.
- (d) Buildings for the Medical School, New Addenbrookes Hospital site, Hills Road.
- (e) New buildings for Fitzwilliam House, Huntingdon Road.
- (f) New University Press, Brooklands Avenue.
- (g) New buildings for the Department of Zoology and First Stages of Redevelopment, New Museum Site.
- (h) Redevelopment of existing University Press site, Silver Street.

The development of Churchill College fronting Madingley Road and New Hall fronting Huntingdon Road will be undertaken during the next 5-year period of the Plan.

9. HEALTH SERVICES

It is proposed to provide Maternity and Child Welfare Clinics in the following districts:-

East Barnwell
Arbury Road
Old Chesterton
Trumpington
Cherry Hinton.

10. POLICE AND FIRE BRIGADE

It is proposed that a site at the junction of East Road and Parkside shall be used as the Headquarters of the City Police Force and the County Fire Brigade, including provision for the garaging of vehicles and for workshops.

When the new Headquarters are built on the site at Parkside the two existing Fire Stations will be closed.

11. UTILITY SERVICES

Sewerage

The City Council have completed the first stage of the modernisation of the City's sewage disposal works and are proceeding with the construction of a new main sewage pumping station at Riverside.

The City Council have constructed trunk foul and surface water sewers to serve the Arbury Road housing estate and the King's Hedges Road area, and a new foul sewage pumping station has been constructed at Milton to deal with the flow from the foul trunk sewer.

The City Council have under consideration a report on the main drainage of the City which includes proposals for the improvement of the sewerage system both in the centre and in the outskirts of the City.

12. MINERAL WORKINGS

About 184 acres of land are allocated for the extraction of chalk and marl for cement manufacture.

13. OPEN SPACES

The Development Plan provides for the extension of the system of riverside open spaces by the addition of the following areas:-

- (a) An area north-west of the River opposite Stourbridge Common and the Gas Works.
- (b) A strip south-east of the River between Jesus Green and Magdalene Bridge.
- (c) Land on either side of the River between Sheep's Green and the University Bathing Place.

It is also proposed to provide recreation grounds and small areas of public open space in the new residential areas.

Other open space proposals include the extension southward of Empty Common.

14. ALLOTMENTS

It is intended that all land, allocated for allotments on the Town Map, shall be available for this use on a permanent basis. The notation of the following allotment areas shown on the Town Map is therefore changed from "Non-Statutory" to "Statutory" allotments:-

<u>Map Ref.</u>	<u>Location</u>
484596	Ditton Lane
473580	Vinery Road
436569	Grantchester Road
481568	Rear of Cherry Hinton Hall
473566	Perne Road

15. COMMUNICATIONS

(a) Roads

Details of the major road proposals are set out in Schedule IV.

It is intended that priority should be given to the construction of the Chesterton Bridge Route (Proposal No. 5) and that it should be undertaken during the next five years.

During the same period it is intended to improve traffic conditions at Mitchams Corner by the provision of a more comprehensive gyratory system.

(b) Parking

It is proposed that a multi-storey or underground car park for approximately 500 cars shall be constructed in the Lion Yard Area.

As redevelopment takes place a site will be allocated for a surface or multi-level car park off Hills Road in the Newtown area.

A list of other sites allocated for off-street car parks in the Town Map is contained in Schedule V.

It is intended to give priority to the Lion Yard, Park Street and King Street car parks.

It is also intended to provide cycle and scooter parks in the centre of the City as and when practicable and particularly in connection with new buildings or the construction of new streets.

(c) Railways

It is proposed to enlarge and improve the railway station forecourt and to construct a subway under the lines to give direct pedestrian and cyclist access to the station and City centre from the east side to the main line. The Transport Commission intends to carry out in stages, a reorganisation of passenger and goods facilities at Cambridge. They propose to provide additional running lines between Coldham's Lane and Chesterton Junction. Small strips of land on the east side of the main lines will be required for this development.

(d) Air

It is intended that the civil airfield south of Newmarket Road shall be used for flying and for purposes directly connected with the repair and maintenance of aircraft and airfield operation.

16. COMPREHENSIVE DEVELOPMENT AREAS

No. 1 - East Road

It is proposed to redevelop as a whole an area adjoining East Road, Cambridge, for the purpose of dealing satisfactorily with conditions of bad layout or obsolete development.

The area is defined on Comprehensive Development Area Map No. 1.

A Use Zone Table is included in Schedule VI.

No. 2 - East Road/Newmarket Road

It is proposed to redevelop as a whole the area defined on Comprehensive Development Area Map No. 2 for the purpose of dealing satisfactorily with conditions of bad layout and obsolete development and for the realignment of East Road at its junction with Newmarket Road.

It is proposed that the building density within the areas allocated for business use should be controlled by reference to a floor space index of 1.25.

No. 3 - Norfolk Street

It is proposed to redevelop as a whole the area defined on Comprehensive Development Area Map No. 3 for the purpose of dealing satisfactorily with conditions of bad layout and obsolete development and to enlarge the site of St. George's Church of England School.

It is proposed that the building density within the areas allocated for residential use shall be 85 habitable rooms per acre.

The main types of development proposed to be permitted or disallowed in each Comprehensive Development Area are indicated in Schedule VI.

17. DESIGNATED AREAS

The following Designation Maps are deleted from the Development Plan for the reasons given:-

<u>Designation</u> <u>Map No.</u>	<u>Location</u>	<u>Reason for Deletion</u>
1	An area lying between Coldham's Lane, Cromwell Road, and the main railway line.	Land acquired
2	A field at the rear of houses fronting Birdwood Road.	" "
5	An area north of Wadloes Footpath and south of the Mildenhall branch railway line.	Not required for allotments
6	An area west of Histon Road at Clive Vale Nursery.	Part only of the area is now required. See Designation Map No. 40.

A list of areas currently Designated within the Town Map area is included in Schedule VII.

18.

CONTROL OF DEVELOPMENT

- (a) Proposals for development within the Green Belt will be considered in the light of the reasons for establishing it referred to previously. Certain development of an open character such as playing fields or institutions standing in their own grounds, will normally be permitted where the character of the area would not be prejudiced.
- (b) It is the policy of the Planning Authority to take into account in determining applications for planning permission, the effect of the proposed development on adjoining property and on the safety of pedestrian, bicycle and vehicular movement in adjoining streets. With this object it is intended to apply reasonable standards for:-
 - (i) Daylighting of buildings.
 - (ii) Parking off the street of vehicles and bicycles.
 - (iii) Rear access and/or loading facilities for industrial, commercial, public and residential buildings other than dwelling houses.
- (c) In dealing with applications the Planning Authority will seek improvement in the standards of layout, siting and design of buildings.
- (d) Special care will be taken in dealing with applications affecting directly or indirectly buildings of architectural or historic interest listed under Section 30 of the Town & Country Planning Act, 1947 or listed as "Specially worthy of preservation" in the Report of the Royal Commission on Historical Monuments.
- (e) In the Central Area the density of development bears a relation to the problems of traffic congestion. To ensure that these problems are not aggravated by an excessive concentration of floor space, it is intended that reasonable maximum ratios of floor space to site area should be applied.

- (f) Having regard to the visual effect of high buildings over a wide area of the City, it is intended that the receipt of any application to erect a building or structure of an overall height in excess of 60 ft. shall be publicly advertised on the site and in the local press. Any representations received will be considered in determining the application.

19. TREE PRESERVATION AND PLANTING

- (a) The Authority will, in consultation and co-operation with the City Council, continue their policy of securing or encouraging the preservation and planting of trees wherever appropriate on both publicly and privately owned land.
- (b) It is intended that the powers to make Preservation Orders, contained in Section 28 of the Town & Country Planning Act, 1947, shall be exercised where necessary, and in appropriate cases, as a condition of planning permission, developers will be required to submit a scheme of planting to be carried out in connection with the development.

SCHEDULE IDISTRIBUTION OF POPULATION IN THE TOWN MAP AREA

Index No. of Area Primarily for Residential Use	At Date of Survey 1949			At Review Date 1959			At the End of the First 20 Years of the Plan Period		
	Population	Acreage	Gross Density Persons Per Acre	Population	Acreage	Gross Density Persons Per Acre	Population	Acreage	Gross Density Persons Per Acre
1. Colleges	4,420	167.8	26	4,350	166.6	26	3,800	157.7	24
2. Jesus Green and Victoria Road	5,810	212.3	27	5,420	211.1	26	4,840	207.7	23
3. East Road	13,450	294.2	46	10,720	287.4	37	9,300	257.7	36
4. Newtown and Mill Road	6,050	175.3	35	5,200	175.1	30	4,790	171.9	28
5. Arbury Road	7,750	335.7	23	11,470	520.2	22	17,330	763.6	23
6. Chesterton Road	10,530	370.8	28	10,350	398.1	26	10,440	477.9	22
7. Newmarket Road	3,390	269.4	13	5,700	365.8	16	6,030	412.3	15
8. Romsey Town	9,460	248.9	38	7,780	251.5	31	7,130	254.5	28
9. Coleridge Road/Cherry Hinton Road/Queen Edith's Way	11,450	702.1	16	14,970	862.2	17	15,870	961.8	17
10. Newnham	1,300	88.0	15	1,210	89.5	14	1,200	98.8	12
11. West Cambridge	2,980	377.0	8	3,100	381.0	8	3,480	432.3	8
12. Huntingdon Road	3,820	218.5	17	3,390	238.6	14	5,670	331.5	17
13. Trumpington Road	1,730	241.0	7	2,040	295.0	7	2,370	333.6	7
14. Trumpington Village	2,500	158.0	16	2,530	172.7	15	2,560	181.3	14
15. Cherry Hinton Village	1,970	133.5	15	3,770	206.0	18	4,510	276.8	16
Central Area	820			700			680		
TOTALS	87,430	3,992.5		92,700	4,620.8		100,000	5,319.4	

SCHEDULE II

INDUSTRIAL AREAS

Type of use intended where land or buildings are not already in use for industrial purposes.

<u>Map Ref.</u>	<u>Location</u>	<u>Use Intended</u>
466613	Milton Road (north-west side)	X or Y (see note below)
470610	Milton Road (south-east side)	X
486594	Newmarket Road	Marshall Group of Companies
466585	York Street/Sleaford Street	Cambridge Co-op. Society Limited
462599	Union Lane	Y
473576	Mill Road	Y
486575	Coldhams Lane	X
464574	Rustat Road	Z
463572	Rustat Road	Z
457554	Rear of Government Offices, Brooklands Avenue	University Press and Playing Fields
458566	Fitzwilliam Road	X or Y
459615	Kings Hedges Road	X or Y

CODE :-

- | | | |
|---|---|---|
| X | - | Firms of an industrial character which have to be relocated because of redevelopment schemes in the City of Cambridge or which are unsatisfactorily sited in the City, e.g. because the area is a residential one or because there is insufficient space on the existing site for satisfactory development to take place. |
| Y | - | Service industries, including joinery works, plant hire depots, motor engineers, etc. |
| Z | - | X and Y firms which require rail sidings. |

SCHEDULE III

BUSINESS AREAS

Type of use intended where land or buildings are not already in use for business purposes.

<u>Map Ref.</u>	<u>Location</u>	<u>Use Intended</u>
450585	Central Area	Offices
458573	Station Road	Offices, commercial or language schools
457574	Hills Road	Ditto
456576	Cambridge Place	Stores and workshops for Central Area shops
462588	East Road - Newmarket Road	Warehouses, distribution depots, builders yards, etc.
470596	Garlic Row	Relocation of warehouses, distribution depots, builders yards, etc. affected by re-development schemes
467590	Coldhams Lane - Newmarket Road	
	(a) Road frontage	Distribution depots, motor accessories, etc.
	(b) Centre of site	Refuse tip
462592	St. Andrew's Road	Boatyards

SCHEDULE IV

ROAD PROPOSALS (not in order of priority)

1. The completion of the eastern bypass road by a section between Coldhams Lane and Cam Causeway.
2. A new road between Huntingdon Road and Histon Road via Oxford Road.
3. A new road linking Huntingdon Road and Barton Road using part of Storey's Way.
4. A new road and bridge between Trumpington Road and Barton Road via Chaucer Road.
5. A new road and bridge (Chesterton Bridge) between Milton Road and Newmarket Road.
6. A new road between Station Road and Hills Road.
7. A new route between Huntingdon Road at its junction with Histon Road and the junction of Regent Street, Gonville Place, Lensfield Road and Hills Road comprising some sections of new road and some improved existing roads.
8. A new road linking the proposal No. 7 with Bridge Street.
9. A widened and improved Corn Exchange Street.
10. A new road from Downing Street, via Downing Place to Regent Street.
11. A new road connecting proposal No. 9 and St. Andrew's Street (New Emmanuel Street).
12. A new road between Scotland Road and proposal No. 5 at its junction with Chesterton Road.
13. A new road bypassing the level crossing at Cherry Hinton.
14. A section of the new road bypassing Cambridge to the north.

SCHEDULE V

CAR PARKS

Sites for surface or multi-level car parks are shown on the Town Map in the following locations:-

King Street
Park Street
New Square
Coe Fen
East Road/ Burleigh Street area
Pound Hill
Saxon Street
Mitchams Corner
Mill Road
Arbury Road*
Cherry Hinton Road (Cattle Market)
Garlic Row (intended for lorries)
Adjoining proposed subway to east
side of railway station

- * In addition to the site allocated, space for car parking will be provided in the area north of Arbury Road, the layout of which has not yet been determined.

SCHEDULE VI

USE ZONE TABLE

applicable to the

EAST ROAD COMPREHENSIVE DEVELOPMENT AREA NO. 1

<u>Building Use Group</u>	<u>Zone</u>		
	<u>Residential</u>	<u>Shops</u>	<u>Business</u>
Dwelling Houses	P	X	X
Residential (other than dwelling houses)	P	P	X
Schools and Residential Colleges		X	X
Shops		P	
Offices			
Wholesale Warehouses	X	X	P
Storage Warehouses	X		P
Public Buildings and Places of Assembly		X	X
Special Places of Assembly	X	X	X
Light Industrial Buildings	X	X	
General Industrial Buildings	X	X	X
Special Industrial Buildings	X	X	X

P = Permitted Use X = Use Excluded

The absence of a letter against a group indicates that the grant or refusal of planning permission will be determined from the merits of each individual application in relation to other development.

The terms "Light industrial buildings", "General industrial buildings" and "Special industrial buildings" are meant to have the meanings given to them by the Town & Country Planning (Use Classes) Order, 1950 (Statutory Instrument 1950, No. 1131).

SCHEDULE VI (Continued)

USE ZONE TABLE FOR
COMPREHENSIVE DEVELOPMENT AREAS

Map No.	Location	Area referred to	Uses for the following purposes are proposed to be permitted	Uses for the following purposes are proposed to be disallowed
2	East Road/ Newmarket Road	Whole of defined area	Business (Warehouses,) distribution depots,) builders yards, etc.)) Car Park) Public Open Space) Further Education))	General Industrial Special Industrial
3	Norfolk Street	- do -	Residential) School)	

Applications for permission for uses other than those mentioned in the last two columns above for the respective comprehensive development areas will be considered on their merits.

SCHEDULE VIILAND DESIGNATED FOR COMPULSORY ACQUISITION

Designation Map No.	Civil Parish	Description of Land	O.S. Sheet No. and Edition or Revision	O.S.P. No.	Approx. Area (acres)	Minister or Local Authority to whom allocated	Purpose for which allocated
3	Cambridge	An area between East Road, Norfolk Street, St. Matthews Street and Young St.	XLVII/2 1927	-	10.13	Appropriate local authority	Comprehensive redevelopment
4	Cambridge	An area in St. Andrews Hill with flank frontage to St. Tibbs Row in the occupation of the Cambridge Bookbinders Guild, Mr. R. Knight & Mr. C.A. Earl	XLVII/2 1927	-	0.03	City Council	Road widening to provide improved access to car park
7	Cambridge	An area to the north of Maitland Avenue, east of Milton Road, and south of the St. Ives branch railway line	XL/11 1927	248 249 & part 234	15.70	Appropriate local authority	For securing its use in the manner proposed by the Plan, viz : Industry
8	Cambridge	An area bounded by Coldhams Lane, Rosemary Lane, Church End and the footpath between Church End and Coldhams Lane	XLVII/3 & 7 1927	36, 37, 38, 84, 95, 96.	12.91	Appropriate local authority	For securing its use in the manner proposed by the Plan, viz : Industry
40	Cambridge	An area west of Histon Road at Clive Vale Nursery	XL/9 & 10 1927	233 & 299	17.50	City Council	Allotments
41	Cambridge	An area to the south of Newmarket Road near its junction with East Road	XLVII/2 1927	-	8.83	Appropriate local authority	Comprehensive redevelopment
42	Cambridge	An area between East Road, Broad Street, Flower Street and Norfolk Street.	XLVII/2 1927	-	3.85	Appropriate local authority	Comprehensive redevelopment

THE COMMON SEAL of the County Council of the Administrative County of Cambridge was hereunto affixed this 19th day of May, One thousand nine hundred and sixty-one.

Keepers of the
Keys of the Seal

E. G. Gordon Frost

F. Bunnett

L. S.

Clerk of the
County Council

Charles Phythian

